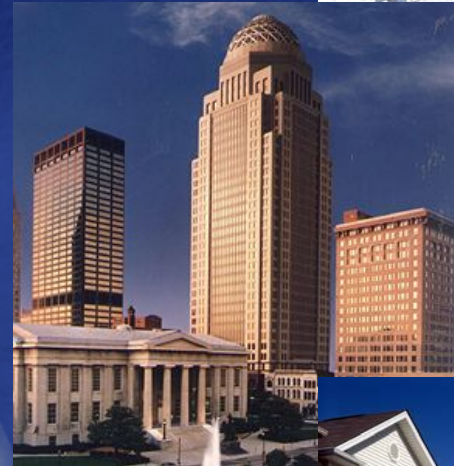


Louisville Metro Comprehensive Housing Strategy



Charles Cash, Jr., AIA, Director

Louisville Metro Planning and Design Services

Melissa Barry, Director

Louisville Metro Housing and Community Development Agency

Carl Malysz, AICP, Deputy Director

Louisville Metro Housing and Community Development Agency

Laurie Volk, Principal

Zimmerman/Volk Associates, Inc.

Comprehensive Housing Strategy - Background

Pre-Merger Status Quo

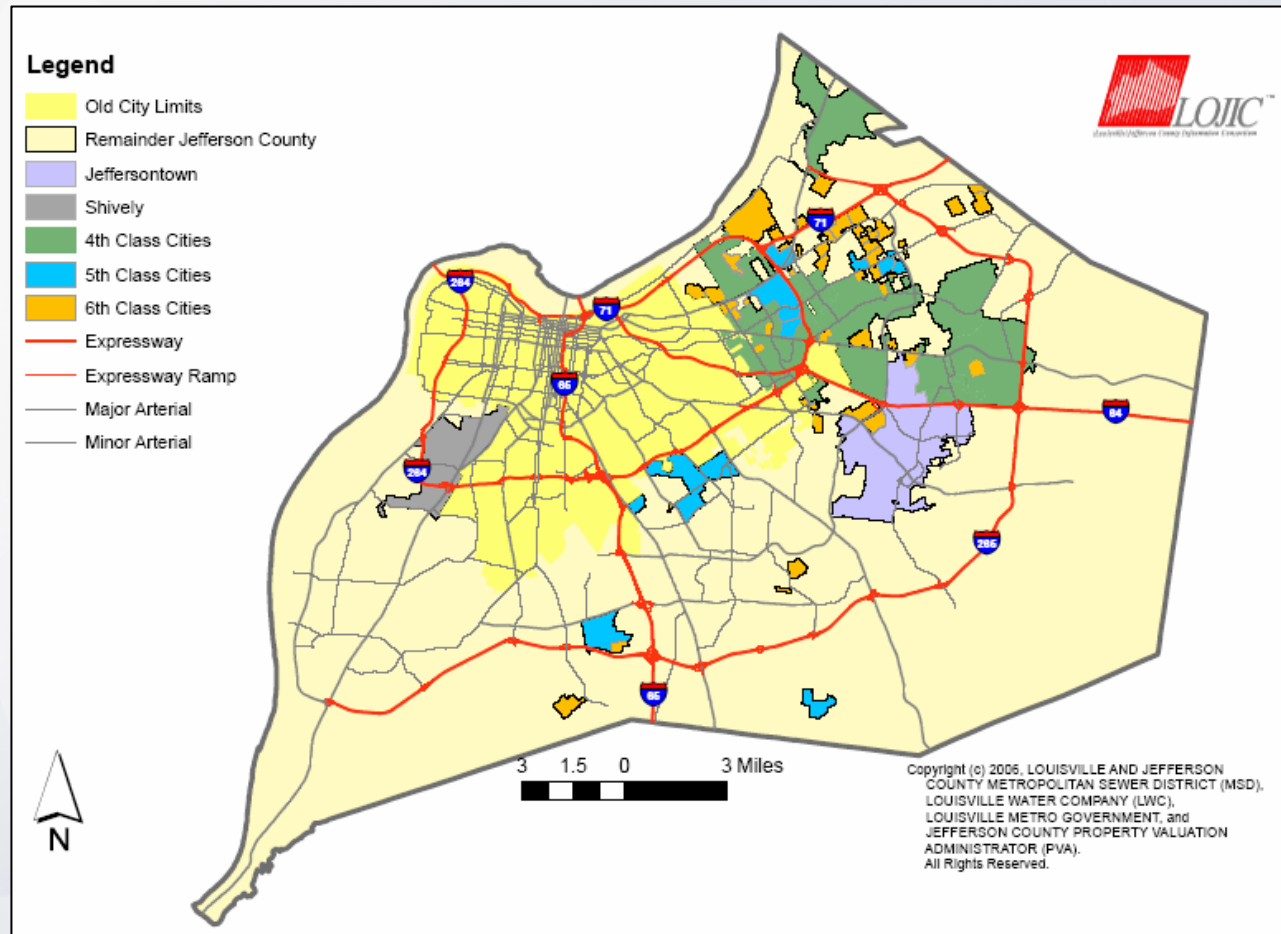
Merger

Beyond Merger

-
- Population est. 700,000
 - 2000 Boarded Structures
 - 4000 Infill Vacant Lots
 - Numerous Historic Districts
 - State Brownfields Legislation
 - City and County Merger 2003

Comprehensive Housing Strategy - Background

Pre-2003: Jefferson County, Kentucky

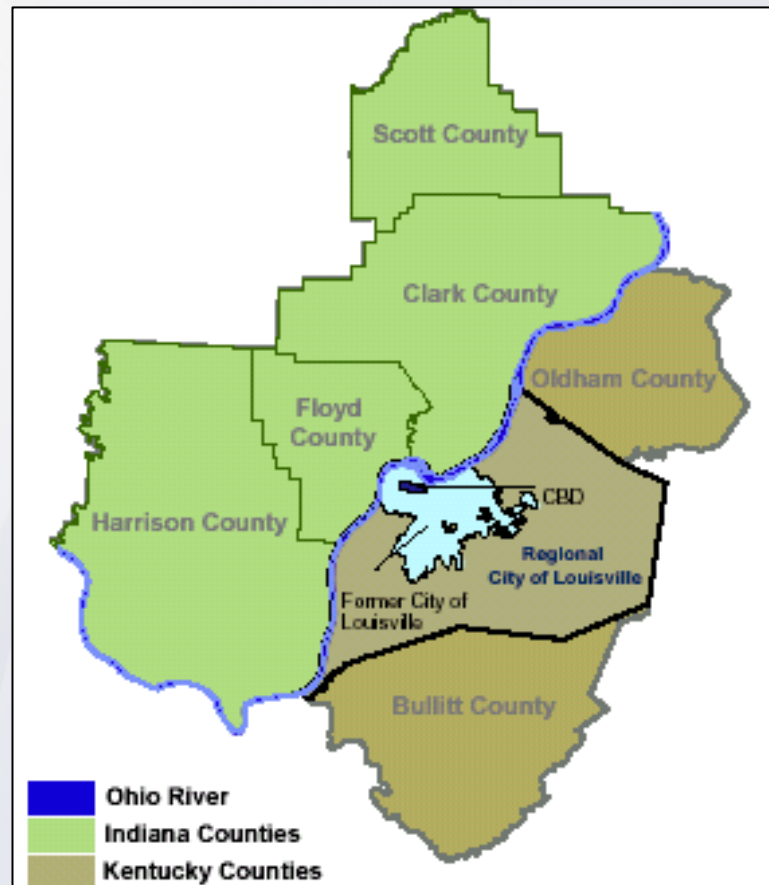


Comprehensive Housing Strategy - Background

Merger – Louisville and Jefferson County

Comprehensive Housing Strategy - Background

Beyond Merger – The Regional City of Louisville

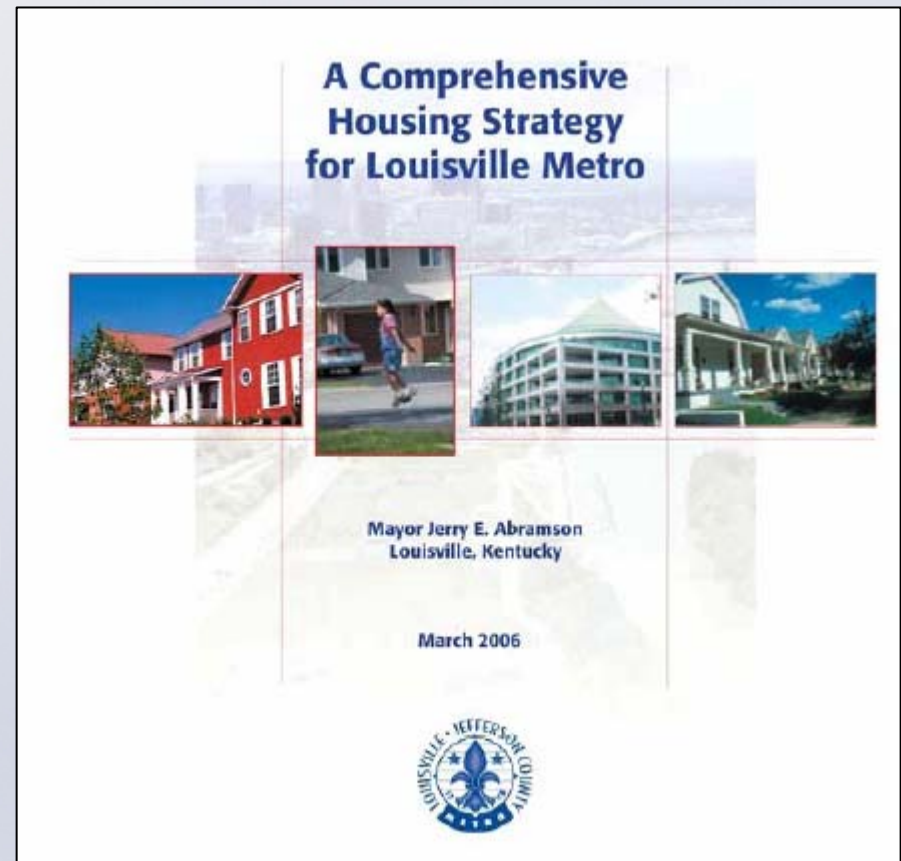


Comprehensive Housing Strategy – Mayor’s Charge

Housing Policy Advisory Team

“Housing Choice”

Urban • Suburban • Exurban



Housing Policy Advisory Team (HPAT)

Charged with articulating the broad vision that would become the Comprehensive Housing Strategy.

Diverse Membership:

- Private and Not-For-Profit Housing Developers
- Home Builders
- Apartment Owners
- Financial Institutions
- Land Conservation Groups
- Affordable Housing Advocates
- Land Use Attorneys
- Real Estate Agents



Housing Choice

Definition

Five Year Planning Horizon

Responsive to Housing Market

Urban – Suburban - Exurban



HPAT Process and Outcomes

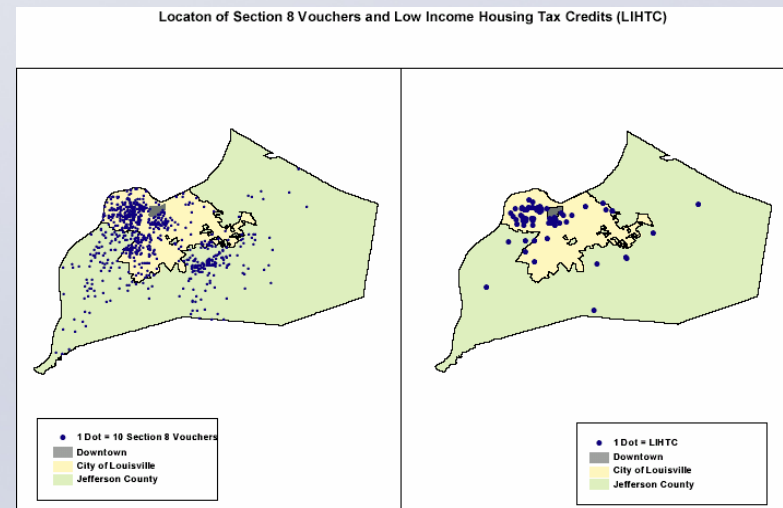
Barriers to Housing Choice

Comprehensive Housing Goals

Strategic Objectives

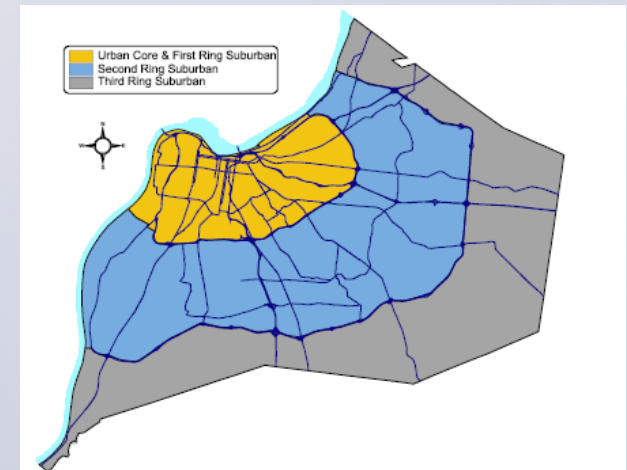
General Barriers

- Lack of long-range planning
- Concentration of poverty
- Racial segregation
- Lack of private investment in certain neighborhoods
- Lack of support for housing density and innovative forms of housing
- Reduction of federal funding
- Lack of subsidy for households at 80-110% of Area Median Income (AMI)
- Delays in housing development review process increase costs of development
- Myths and fears about neighborhood change



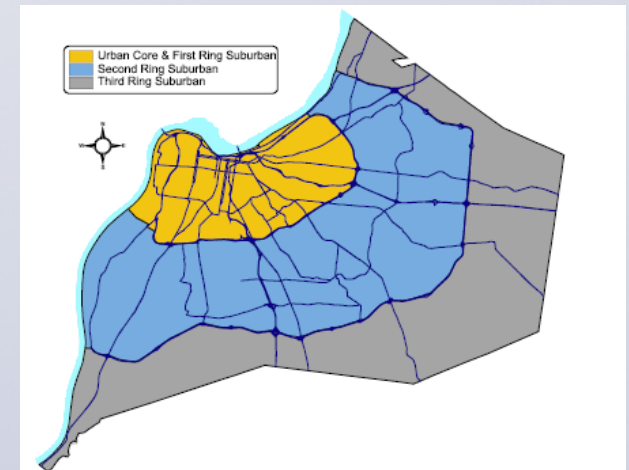
Urban & 1st Ring Barriers

- Urban blight and decay
- Obsolete housing
- Concentration of subsidized housing
- Concentration of poverty
- Racial segregation
- Lack of long-range planning
- Lack of private investment and financing
- Lack of support for innovative housing development
- Land assembly opportunities



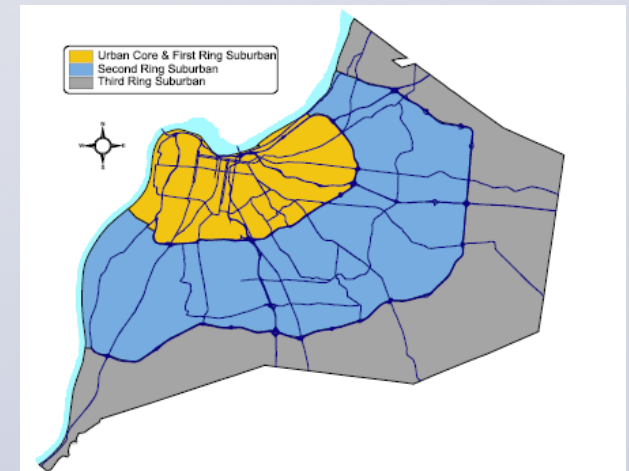
2nd Ring Barriers

- Segments of blight and decay
- Racial segregation
- Lack of long-range planning
- Lack of support for innovative housing development
- Regulatory barriers to density and innovation



3rd Ring Barriers

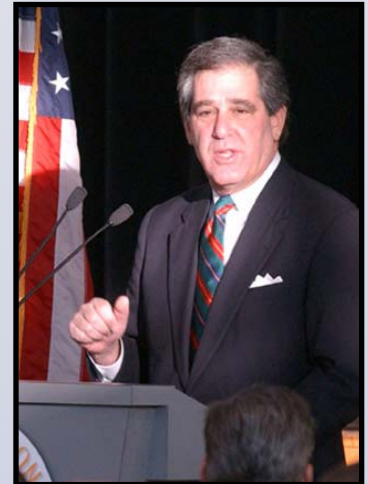
- High land costs drive up housing costs
- Lack of infrastructure drives up housing costs



Mayor Jerry Abramson's

Comprehensive Housing Goals

- 1. Plan for the Future**
- 2. Ensure Neighborhoods of Choice**
- 3. Create and Promote Innovative Housing Finance**
- 4. Address Regulatory Barriers**
- 5. Create a Shared Vision of Housing Choice**

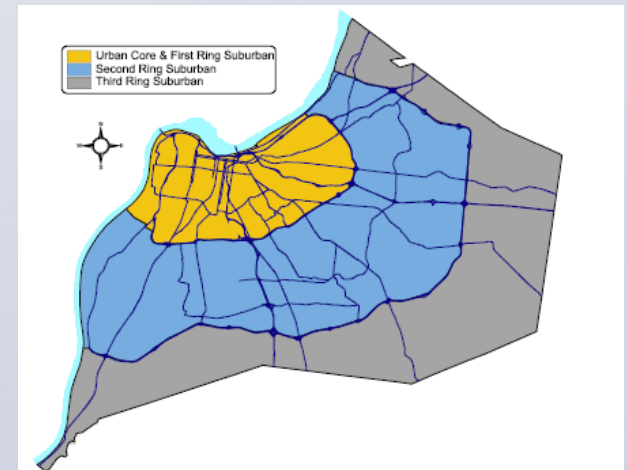


Universal Strategies

- Housing unit production benchmarks
- Long-range, neighborhood-oriented planning process
- Comprehensive & strategically targeted public investment
- Vigorous enforcement of property maintenance standards
- Aggressive tax foreclosure and spot-basis blight removal
- Proactive land assembly/disposition
- Technical assistance for risky development in unproven markets
- Community Development Fund
- Affordable Housing Trust Fund
- Homeownership incentives for mid-income households
- Streamline permit review process
- Public education/marketing campaign
- Re-align building, housing, and land development codes
- Neighborhood incentives to support change and increased density
- Neighborhood change mediation

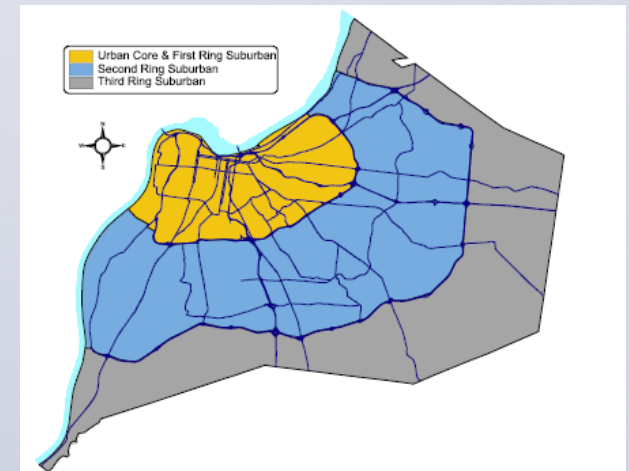
Urban and 1st Ring Strategies

- Adaptive re-use of underutilized or empty non-residential structures
- Redesign of un-marketable single-family housing stock.
- Aggressive assembly of large tracts of land to facilitate redevelopment
- De-concentrate federally subsidized Public Housing.
- Rental Rehabilitation Program to encourage reinvest and maintenance of affordable units
- Tax-based incentive to encourage targeted middle-income homeownership



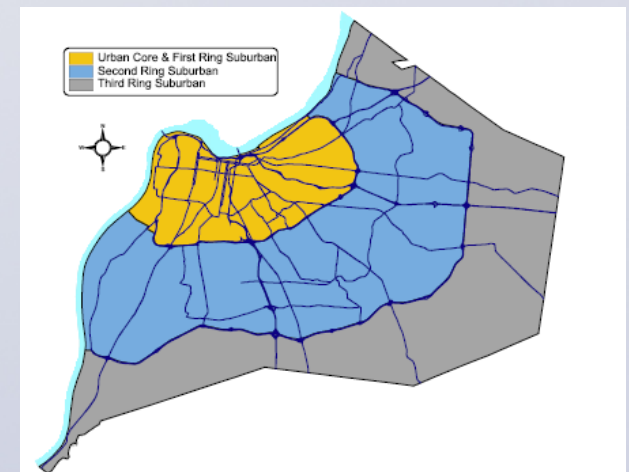
2nd Ring Strategies

- Rental Rehabilitation Program to encourage invest and creation of affordable units
- Incentives to promote higher density in close proximity to supportive infrastructure
- Neighborhood incentives to support change and increased density
- Rezoning/re-platting to facilitate infill development



3rd Ring Strategies

- Leadership Team to minimize infrastructure and land expense
- Master planning process to coordinate infrastructure and density
- Facility Charges/Impact Fees



Volk Market Study

Text

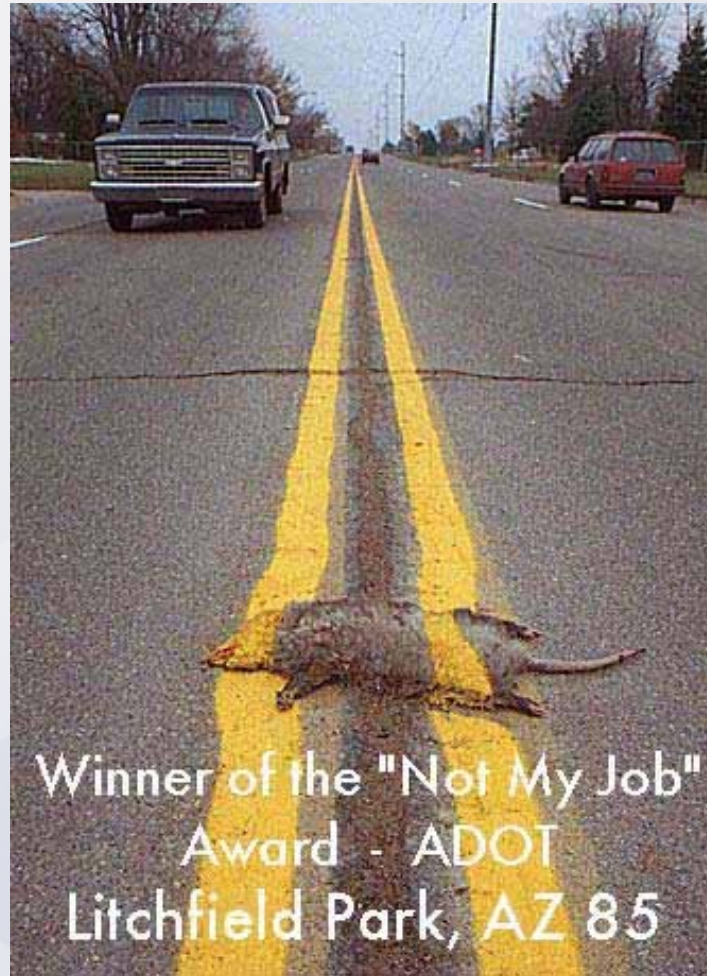
Title

Text

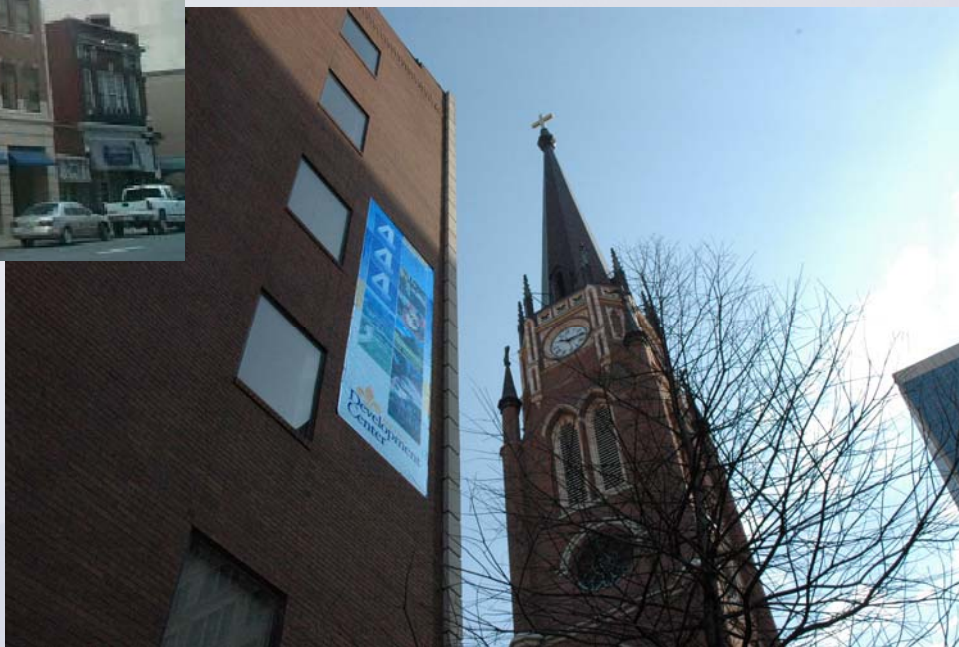
Regulatory Tools

- **Development Center**
- **Blight Busters**
- **Infrastructure**
- **Conservation Subdivisions**

Development Center



Development Center

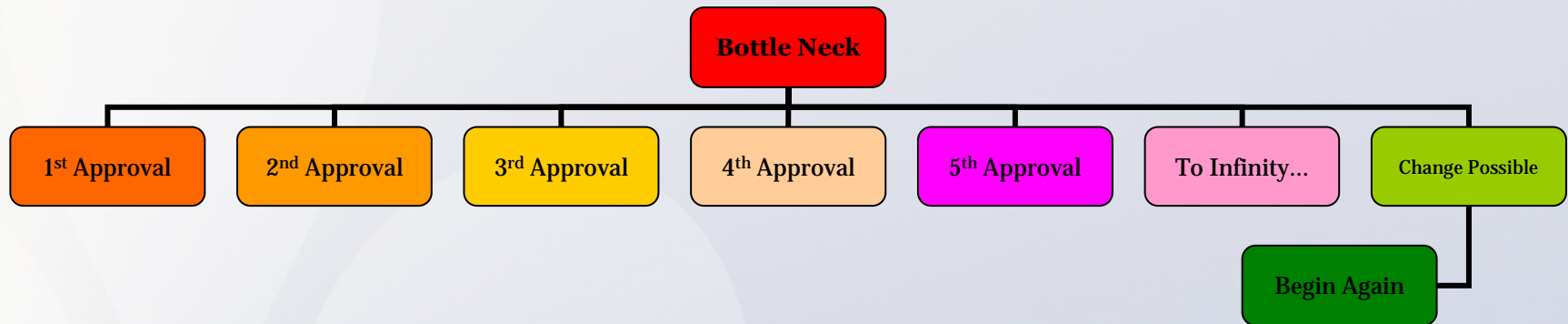


Development Center



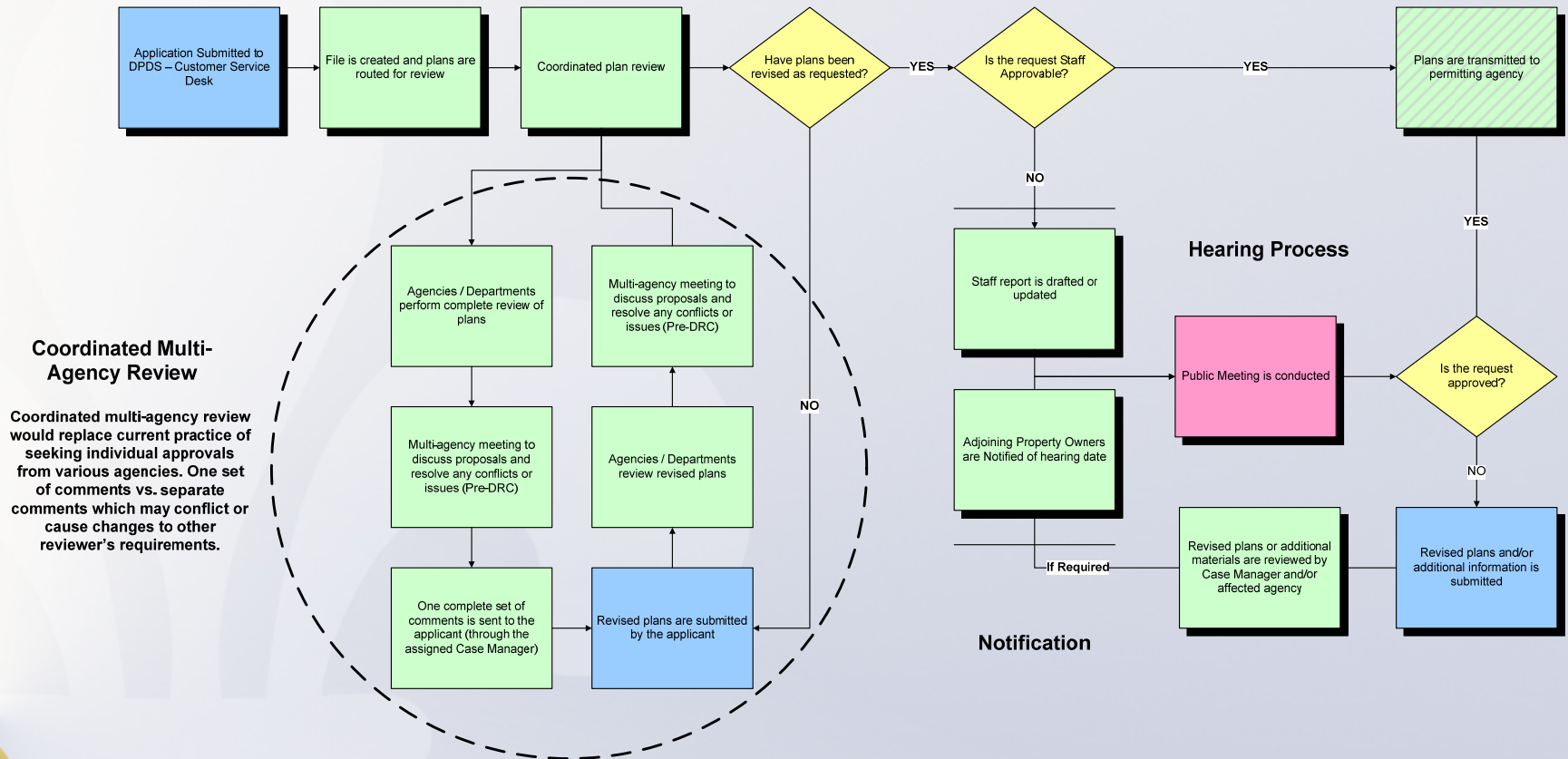
Development Center

Old Linear Process



Development Center

Proposed Development Review Process



Development Center

Process - Time Frame Test

Linear Review

- Cases evaluated = 26
- Average review period = 400 days
- Shortest review period = 31 days
- Longest review period = 1190 days

Proposed Review

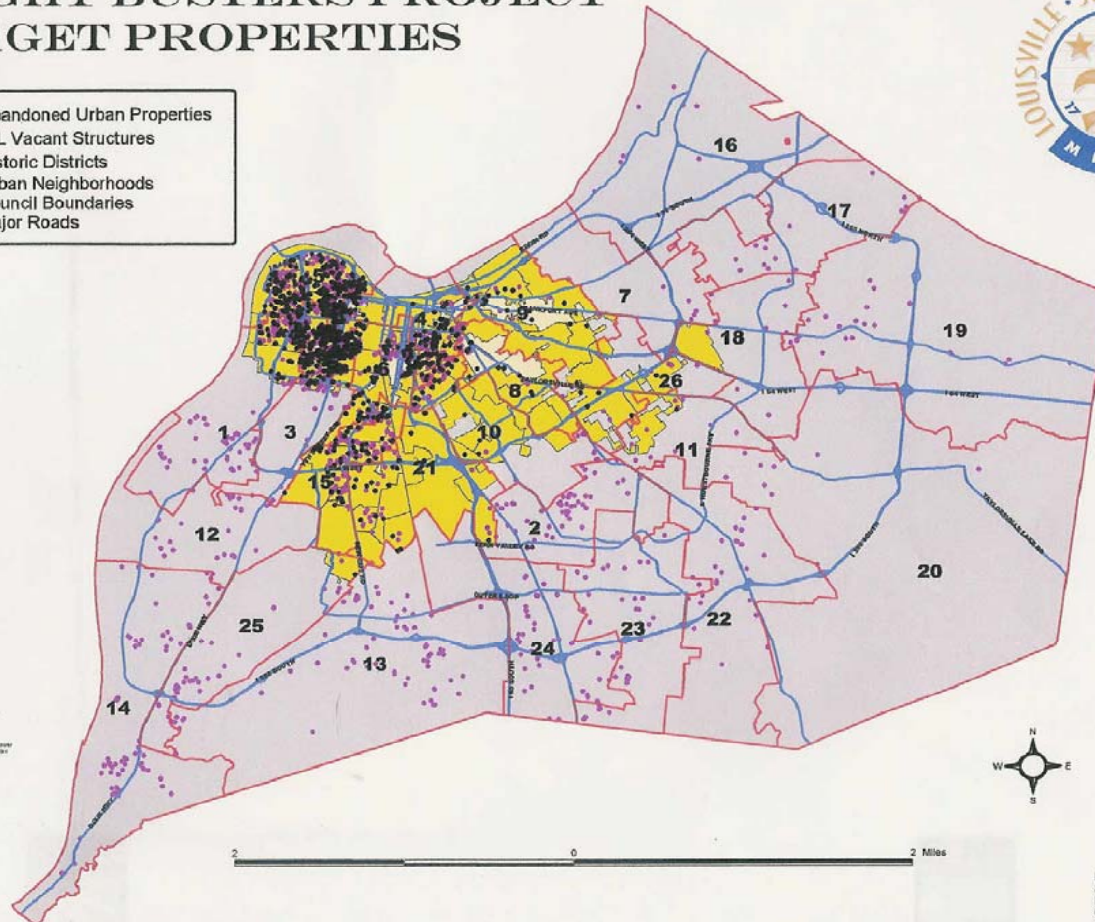
- Cases evaluated = 26
- Average review period = 105 days
- Shortest review period = 31 days
- Longest review period = 294 days

Blight Buster

BLIGHT BUSTERS PROJECT TARGET PROPERTIES

- Abandoned Urban Properties
- IPL Vacant Structures
- Historic Districts
- Urban Neighborhoods
- Council Boundaries
- Major Roads

LOIC
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Government, Inc.
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Louisville Metro Housing
& Community Development
Nancy Ferrell Davidson
October 24, 2005
"blightbusters"

Blight Buster

Means to an End

Abandoned Urban Property Tax

Housing Liens

Environmental/Yard/Rubbish Liens

Vacant Property Review Commission Investigations

Blight Buster

Disposition Considerations Metro Wide and Neighborhood

Poverty Concentration and Re-Use

Historic Preservation and Economic Feasibility

Design Compatibility

Asset and Value for the Long Haul

Blight Buster

Smart Infill and the Market

Design, Design, Design

Beyond the Walls

Owner Credibility and Sustainability

Domino Effect-Block by Block

Market Study-Demand Perspective

Infrastructure

System Development Charge & Implementation

The SDC would be a Partnership between the Development Community and Louisville Metro

Development Cost(s) would be imposed at the time a Building Permit is Requested
Fee Schedule

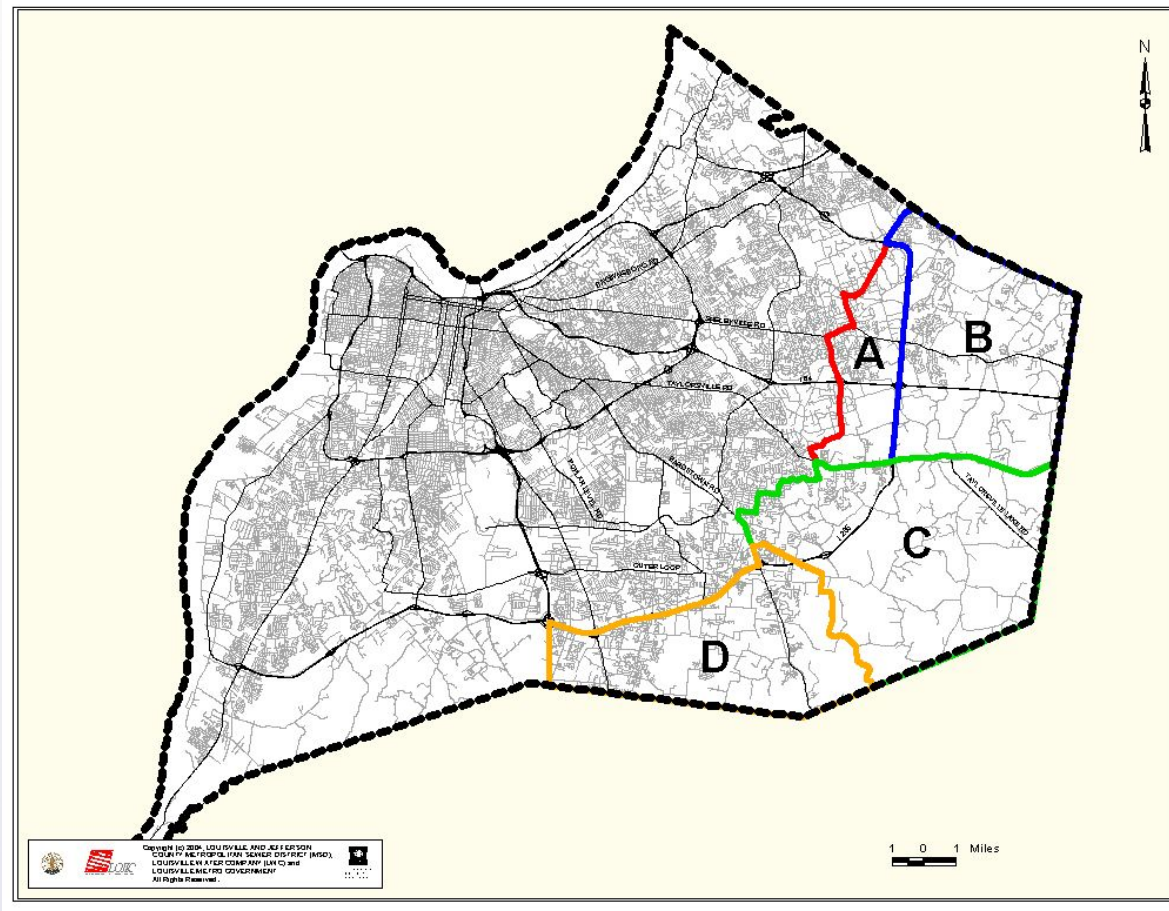
\$1,000 per Single Family Home / Detached Condo Unit

\$500 per Attached Condo Unit

\$250 per Multi-Family Unit for Rent

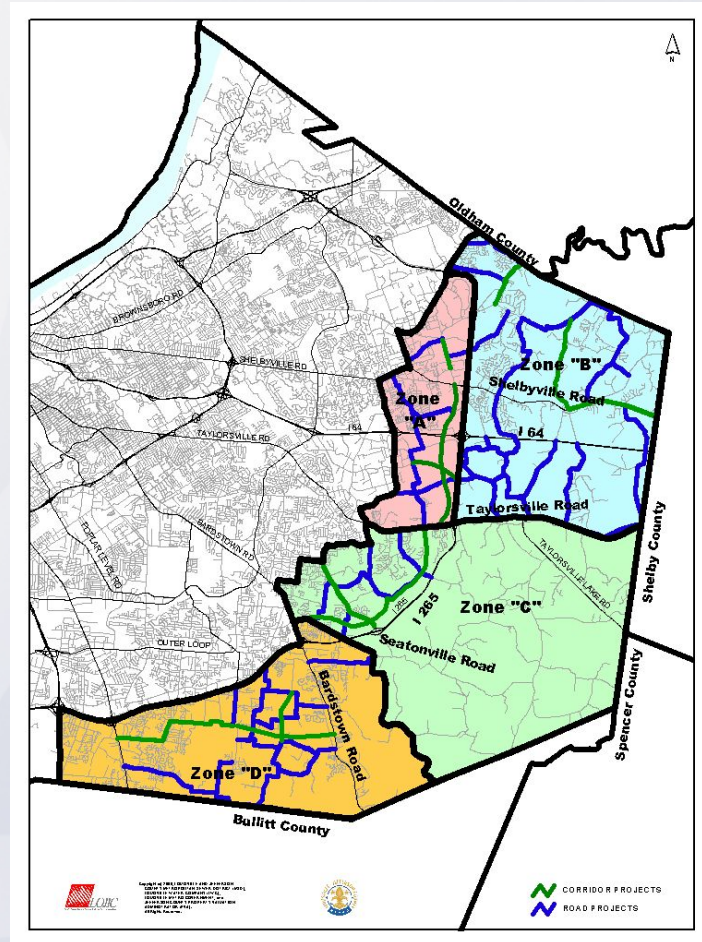
Infrastructure

System Development Charge



Infrastructure

Priority Roads Map



Infrastructure

Today's Process

Developer proposes 200 lot development on Substandard Road

Offsite Improvement Costs are \$400,000 to widen to 18ft.

Developer pays 100% Upfront

Resulting in a piecemeal approach with road segments being widened



Infrastructure

Proposed Process

All Developers Pay Equally

The Cost is Paid at time of Building Permit

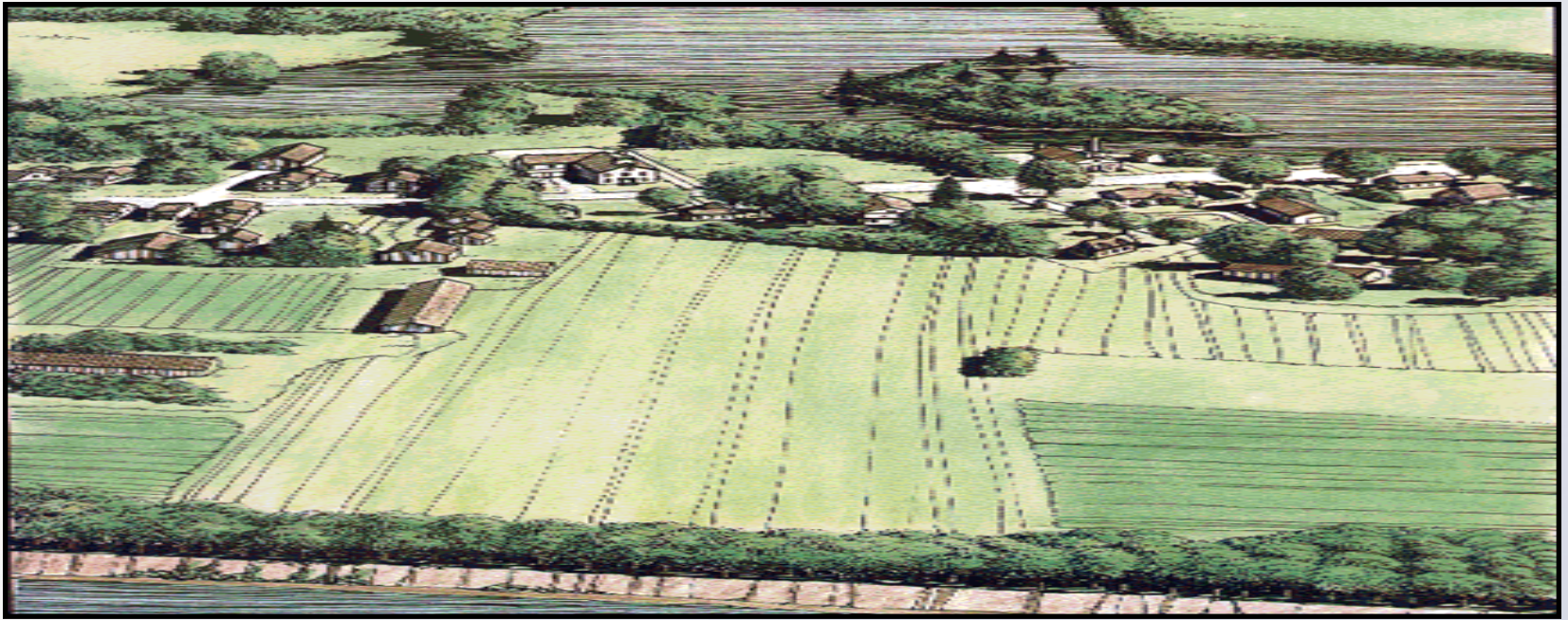
Metro Public Works is responsible for Road Improvements

Roads are Widened based on Priority Need

The Entire Length is Improved



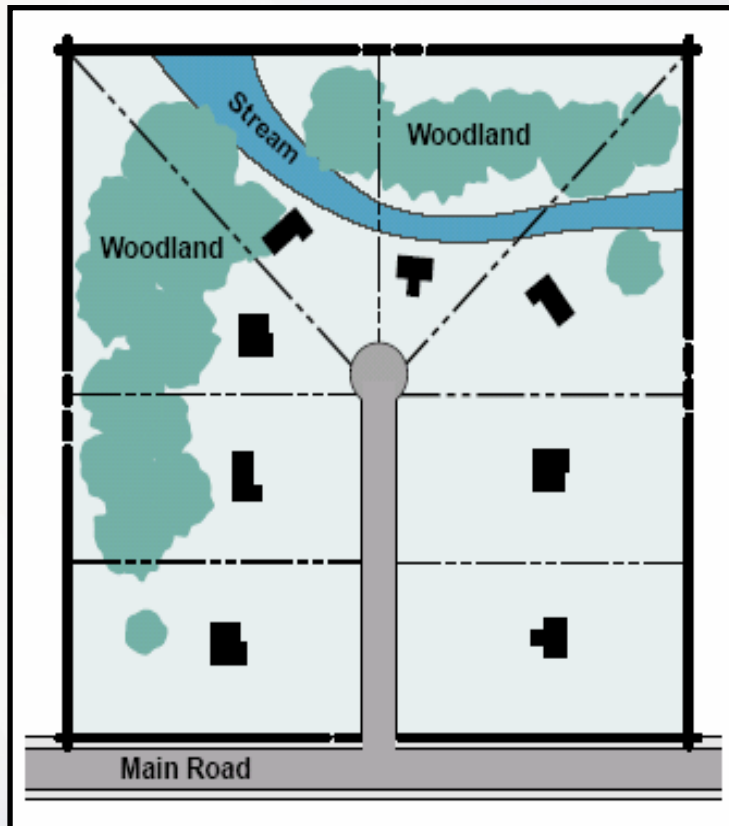
Conservation Subdivisions



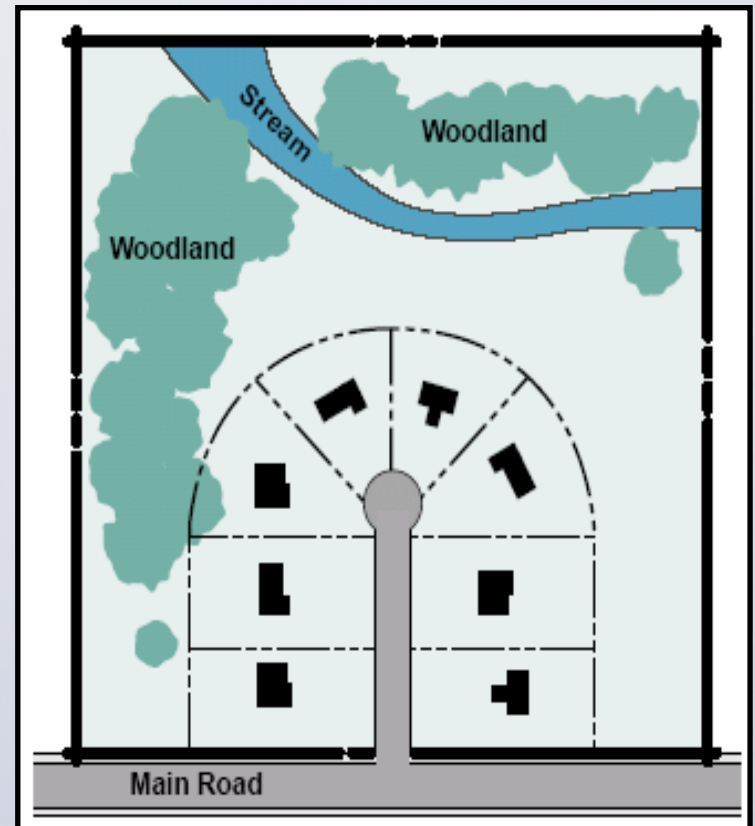
According to Randall Arendt: “In its purest form, the term ‘**conservation subdivision design**’ refers to residential developments where, as in a golf course community, half or more of the buildable land area is designated as undivided, permanent open space.”

Conservation Subdivisions

Conventional



Conservation



Conservation Subdivisions - Goals

Preserve Jefferson County's remaining rural character;

Allow development that complements rural character and preserves natural features;

Concentrate development in existing centers (such as village and town centers);

Enhance livability



Conservation Subdivisions - Implementation

Part of neighborhood plan implementation.

Development option anywhere,

Required in areas of environmental constraints or certain form districts.

Design Focus:

Site Design

Open Space Design

Compatibility Issues



Neighborhood Outcomes

Strategic Approach

Targeted Efforts

Critical Mass





Infill Development

Neighborhood Planning

Louisville Metro Planning and Design Services

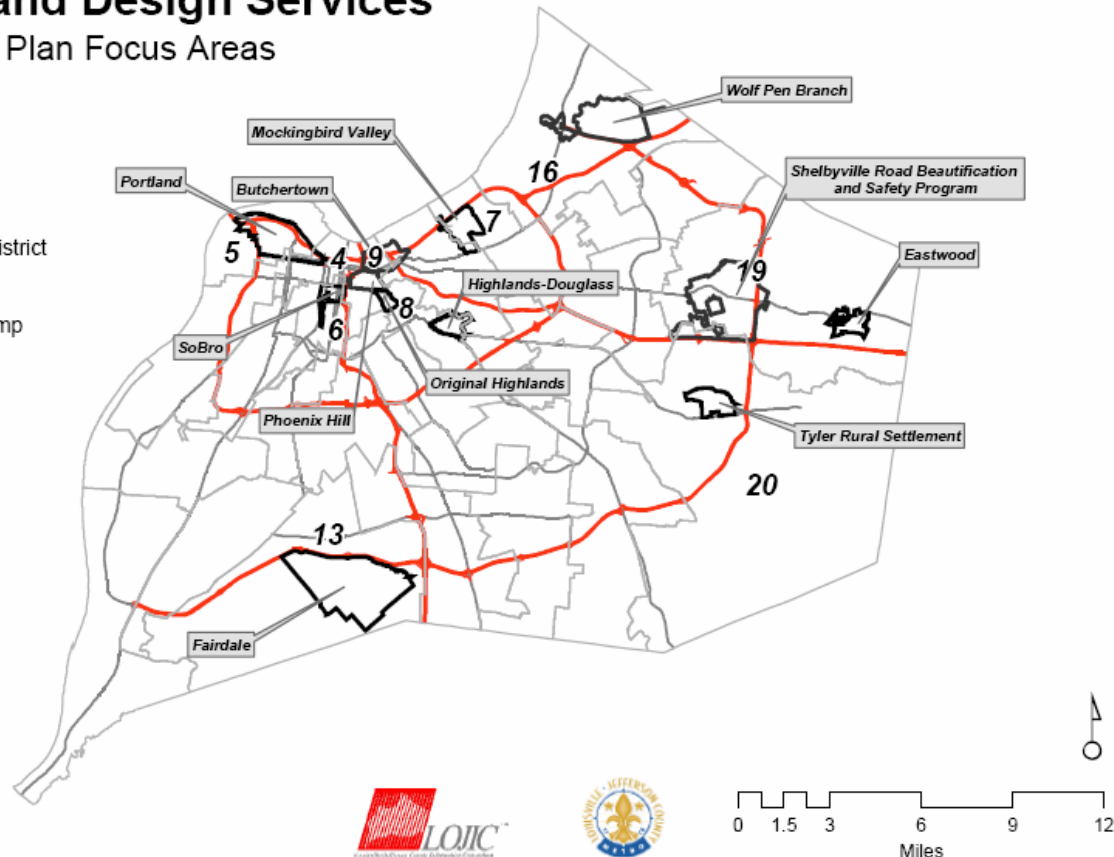
Neighborhood Plan Focus Areas
2005-2006

Legend

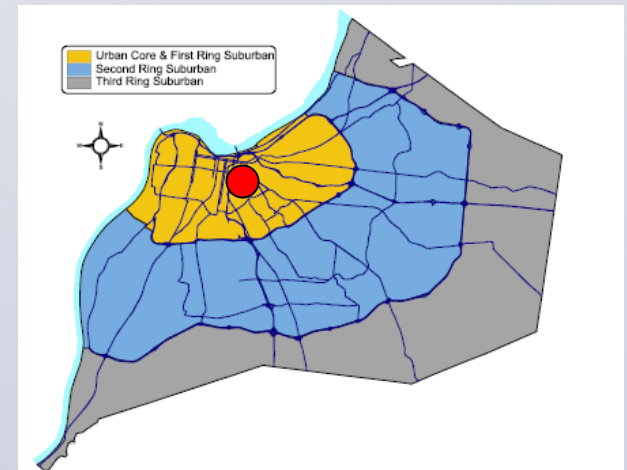
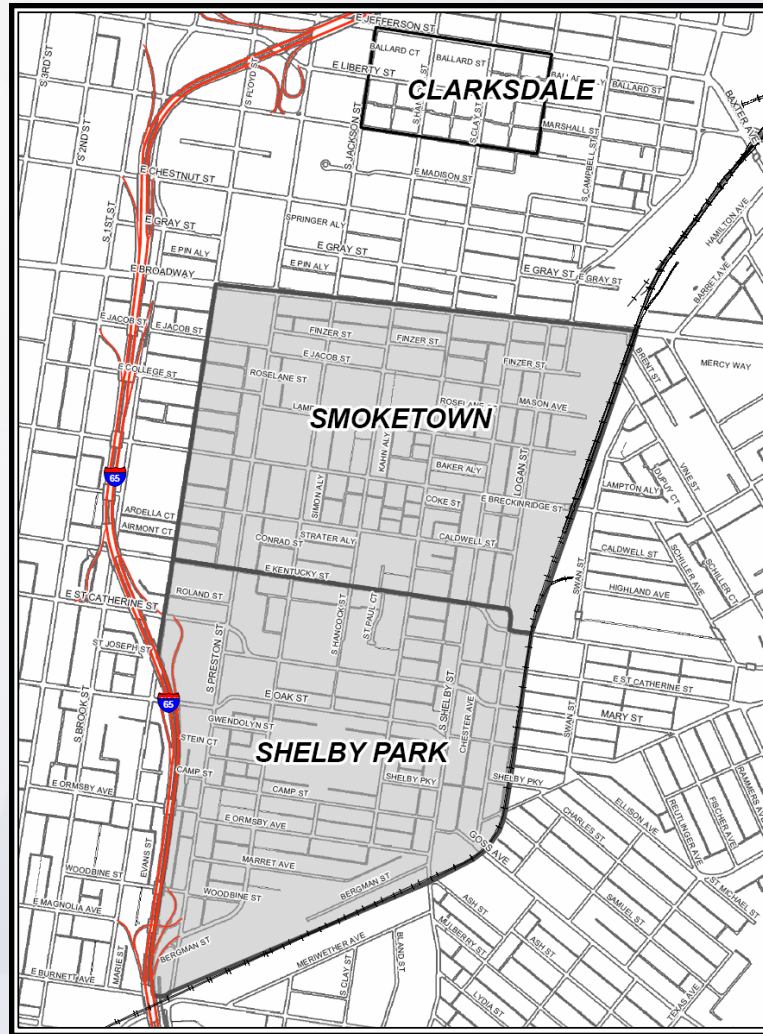
-  Metro Council District
-  Expressway
-  Expressway Ramp
-  Major Arterial

Metro Council

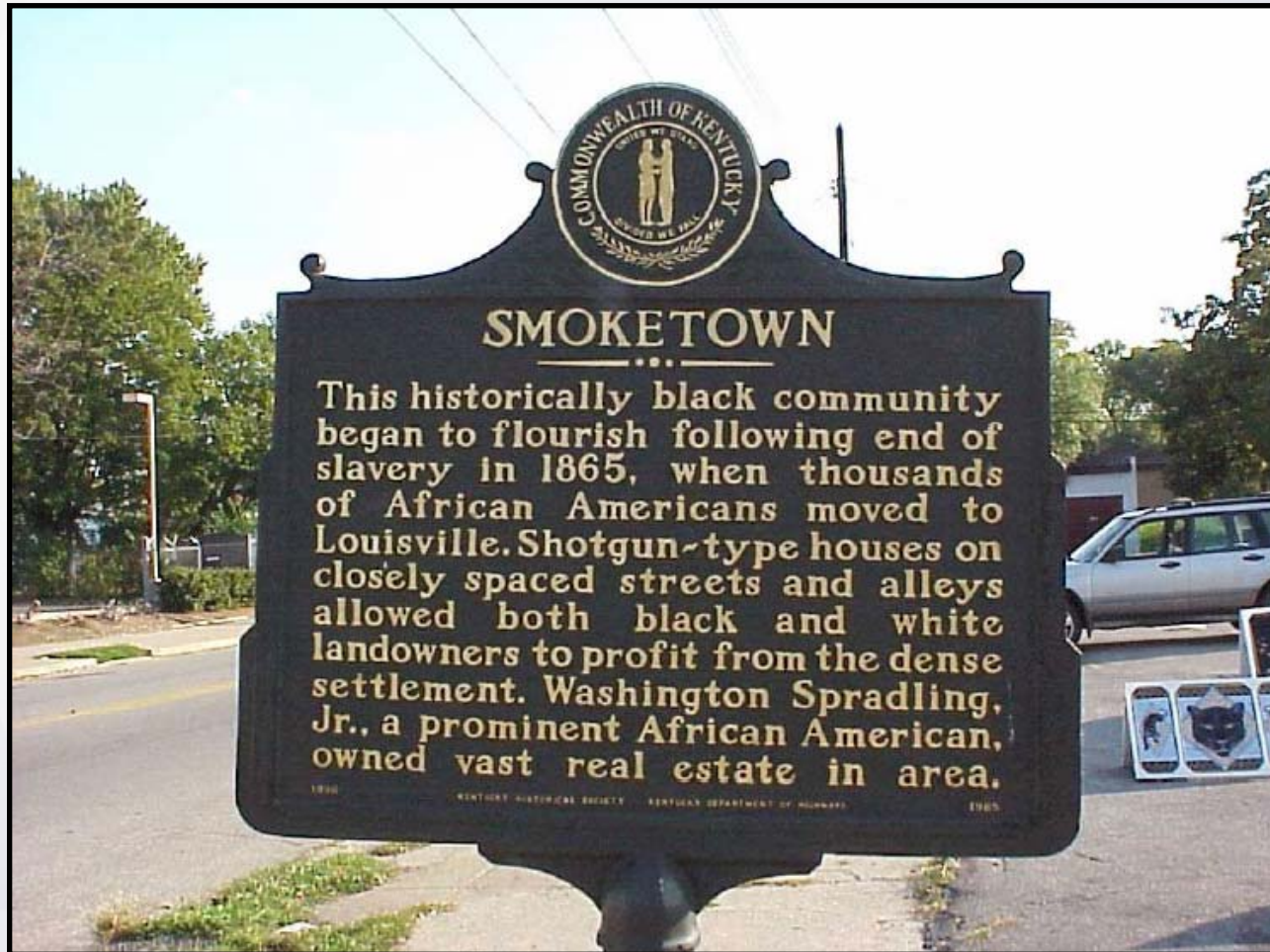
- 4 David Tandy
- 5 Cheri Hamilton
- 6 George Unseld
- 7 Ken Fleming
- 8 Tom Owen
- 9 Tina Ward-Pugh
- 13 Ron Weston
- 16 Kelly Downard
- 19 Hal Heiner
- 20 Stuart Benson



Smoketown/Shelby Park Neighborhoods



HISTORIC SMOKETOWN



SHELBY PARK

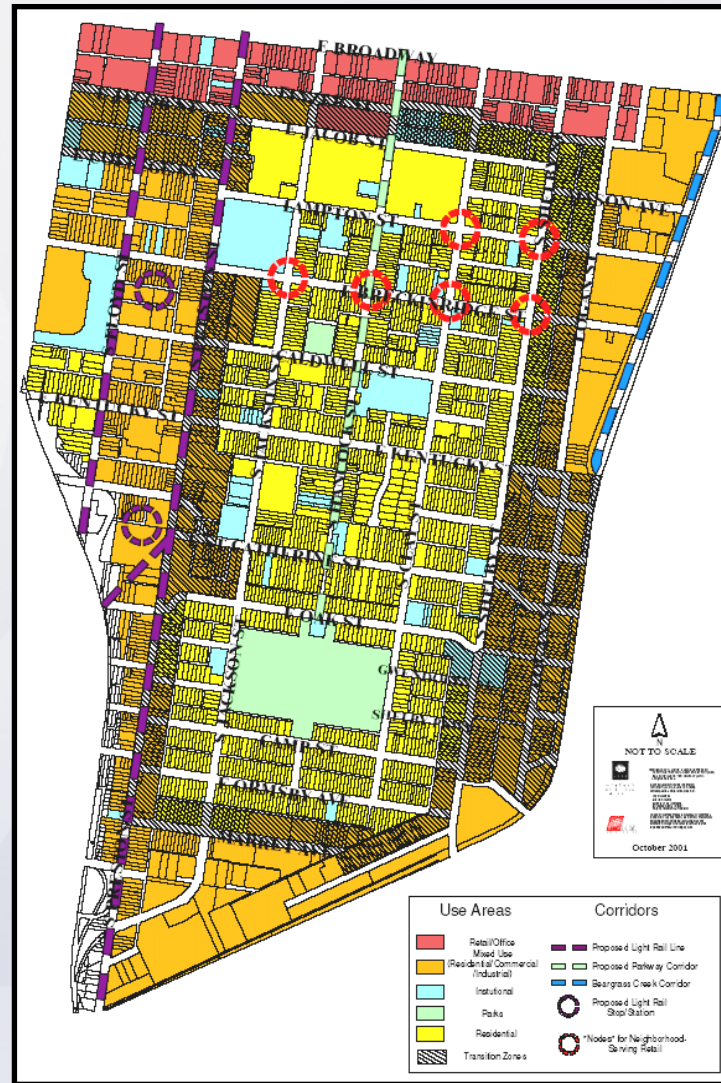


Smoketown/Shelby Park Neighborhood Plan - 2002



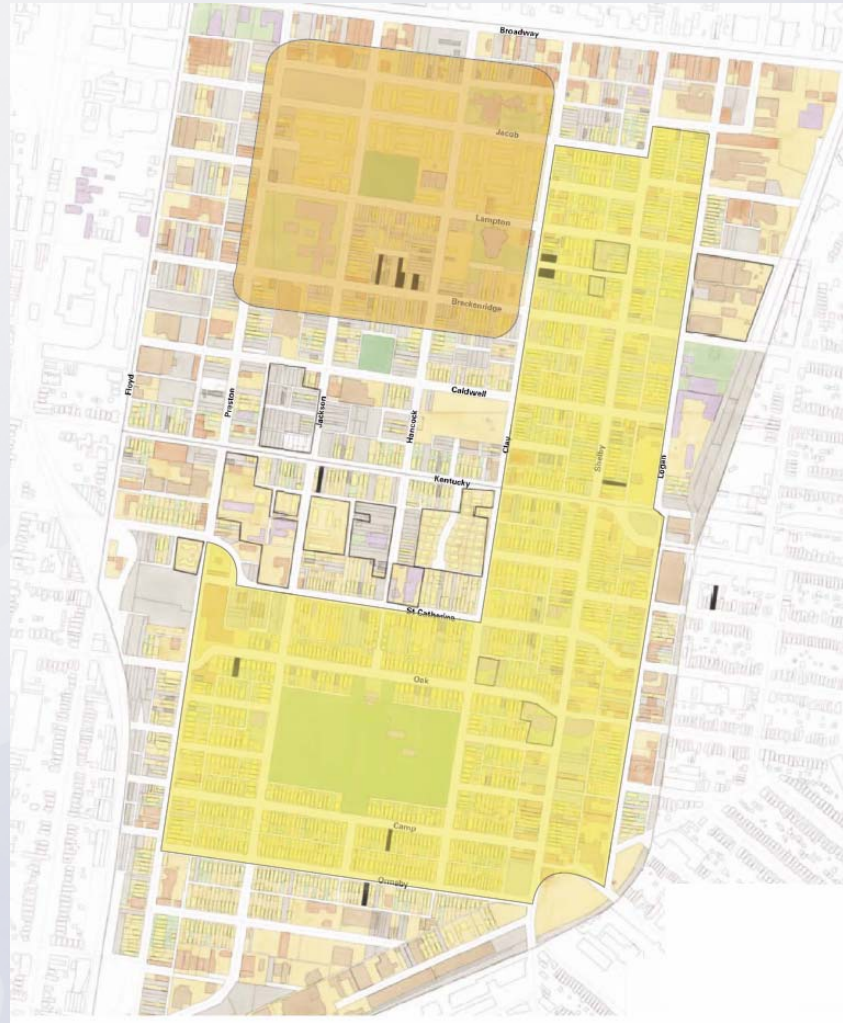
Smoketown/Shelby Park Neighborhoods

Conceptual Master Plan

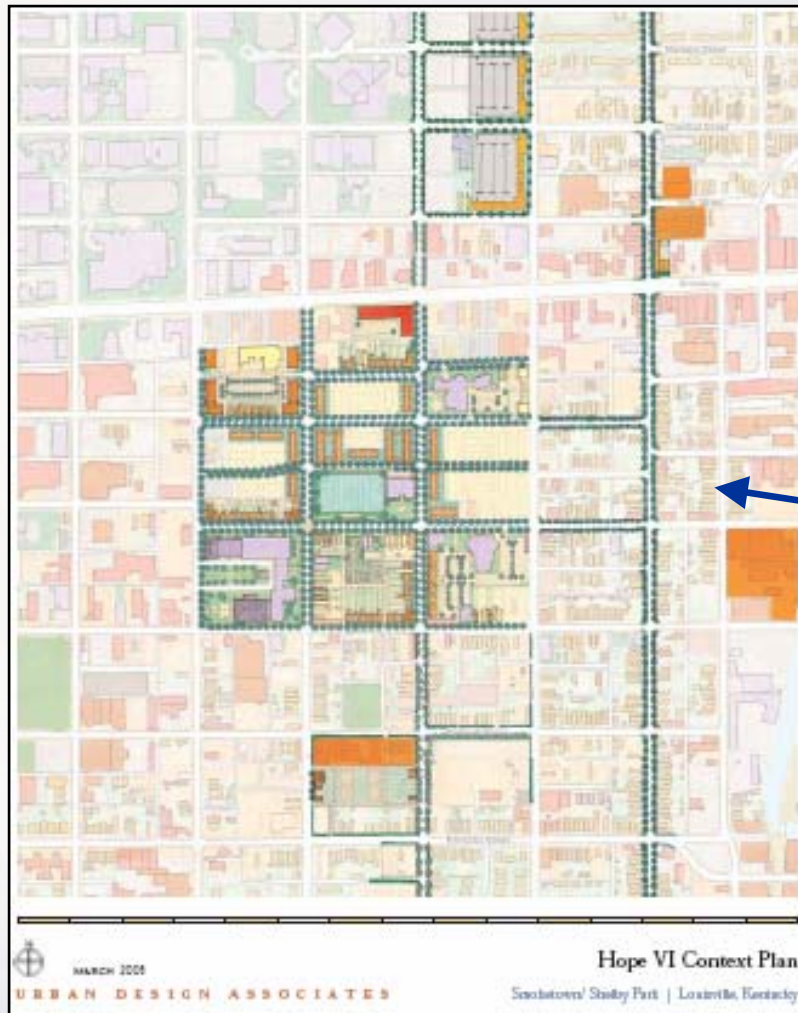


Smoketown/Shelby Park Neighborhoods

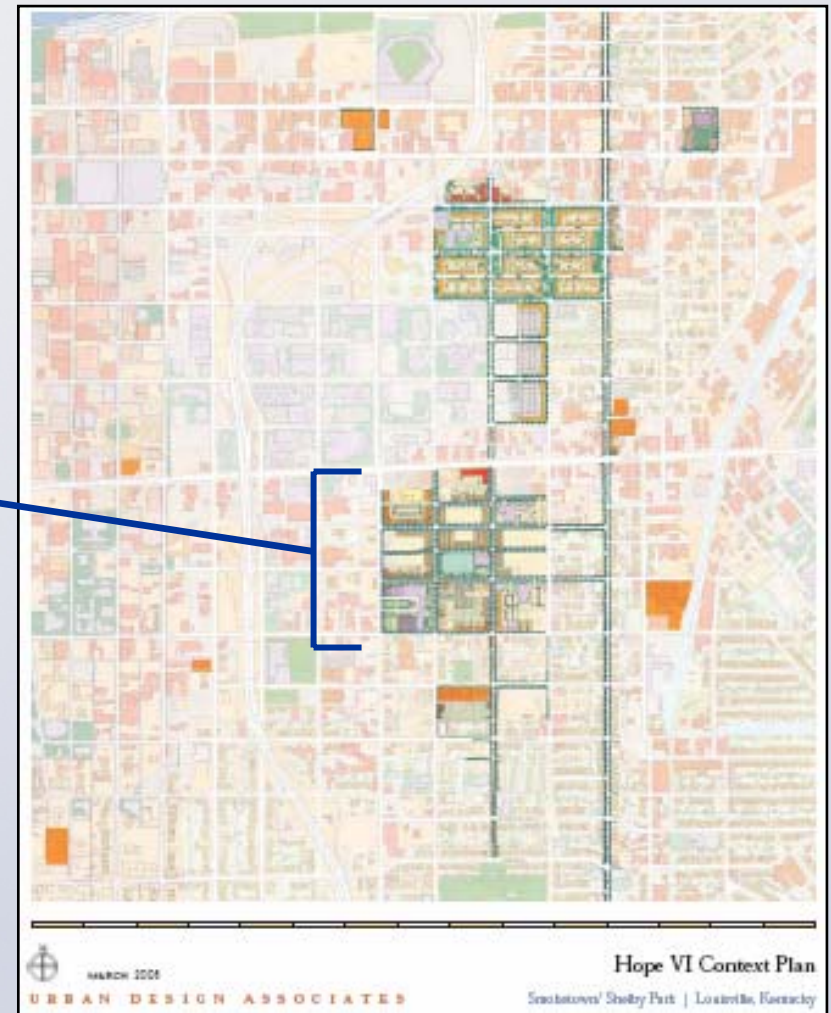
Redevelopment Focus Areas



Context Plan Smoketown



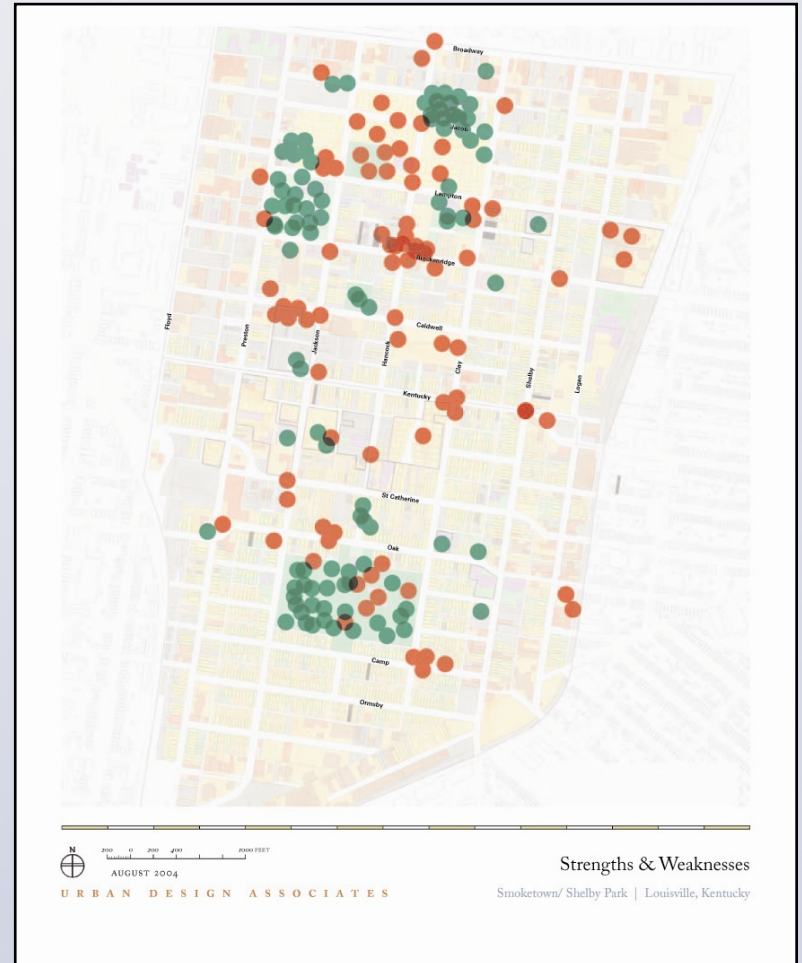
Context Plan Clarksdale HOPE VI





Smoketown/Shelby Park Neighborhoods

Planning Meetings – Asset Mapping



Smoketown/Shelby Park Neighborhoods

Diagrammatic Phasing



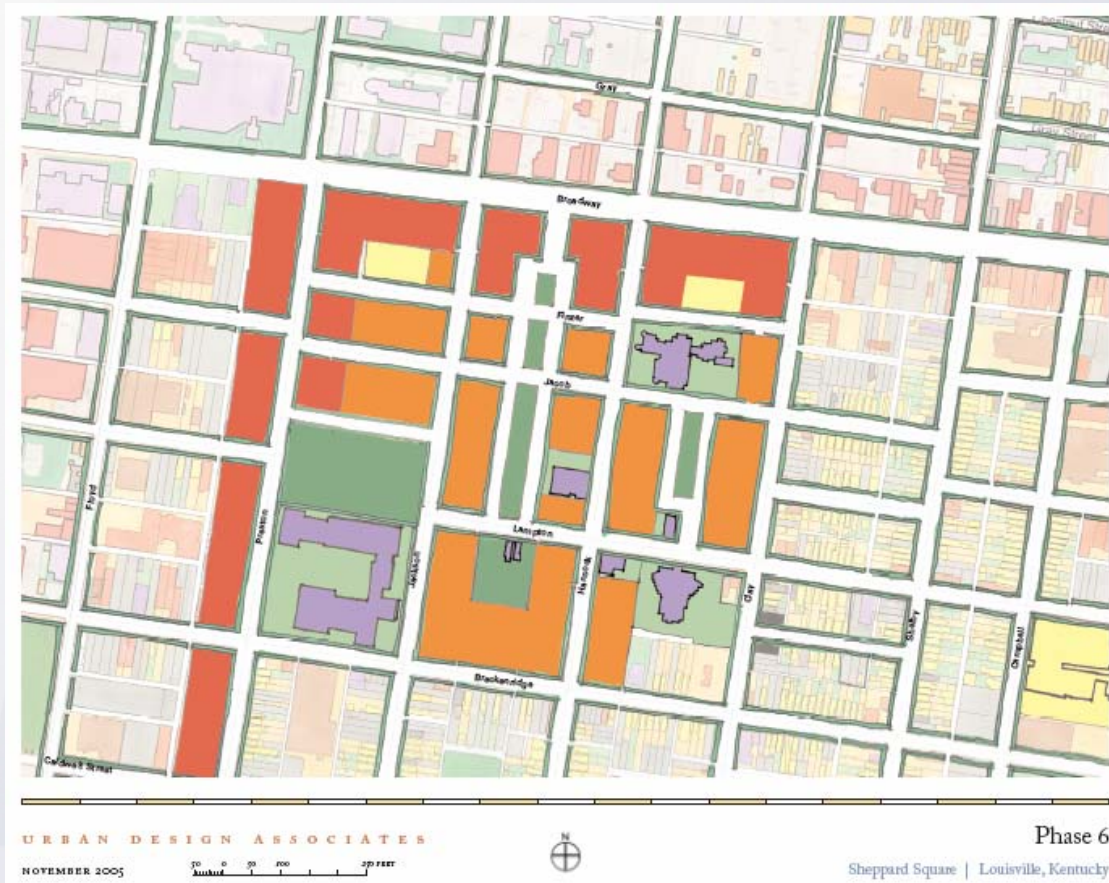
Smoketown/Shelby Park Neighborhoods

Diagrammatic Phasing



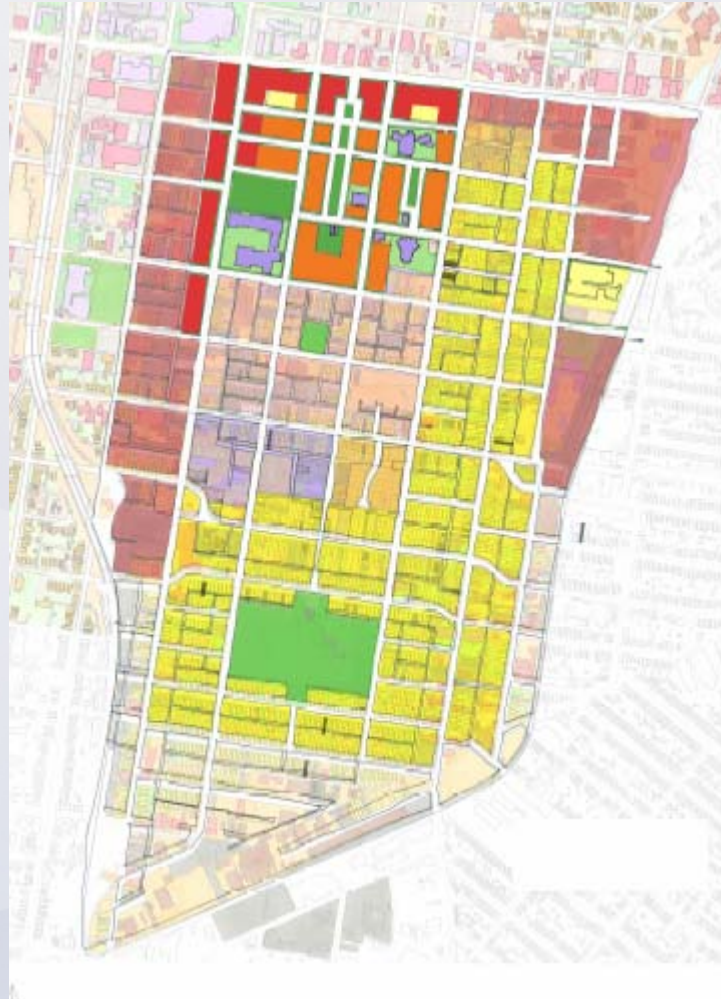
Smoketown/Shelby Park Neighborhoods

Diagrammatic Phasing

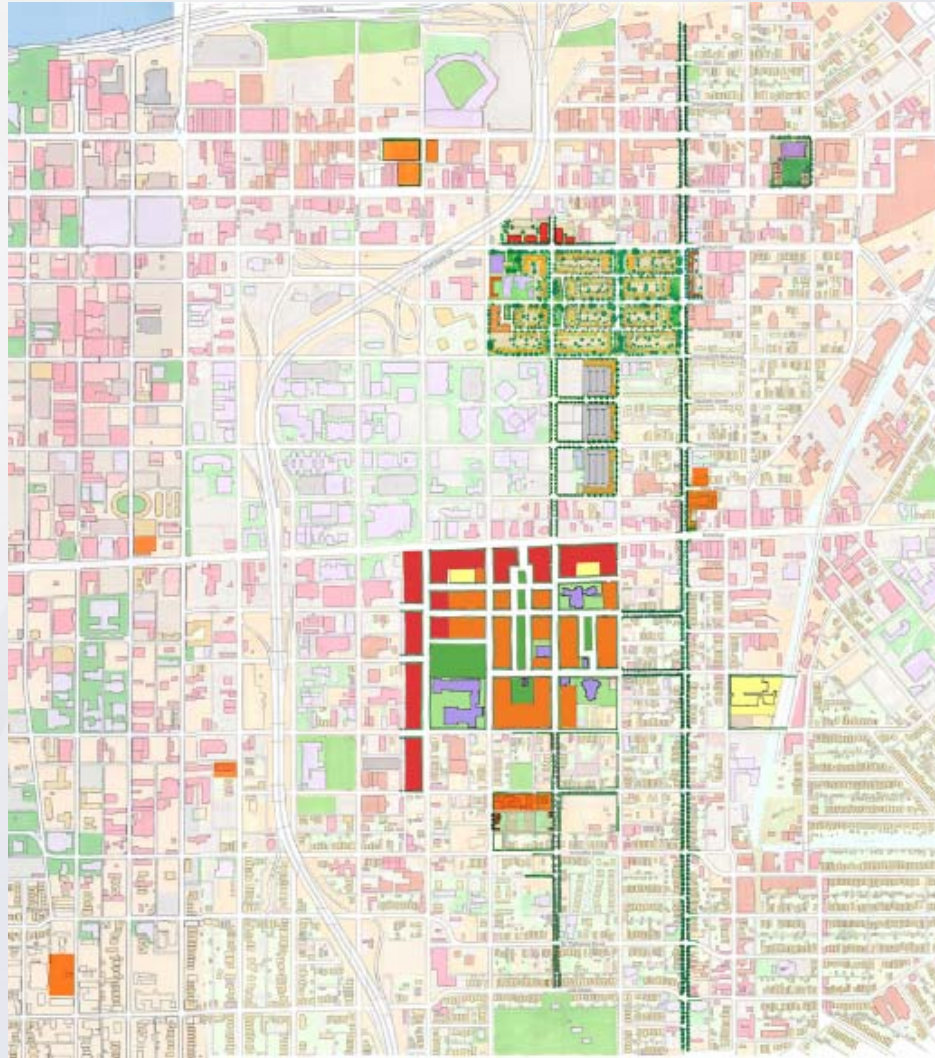


Smoketown/Shelby Park Neighborhoods

Comprehensive Approach
Critical Mass

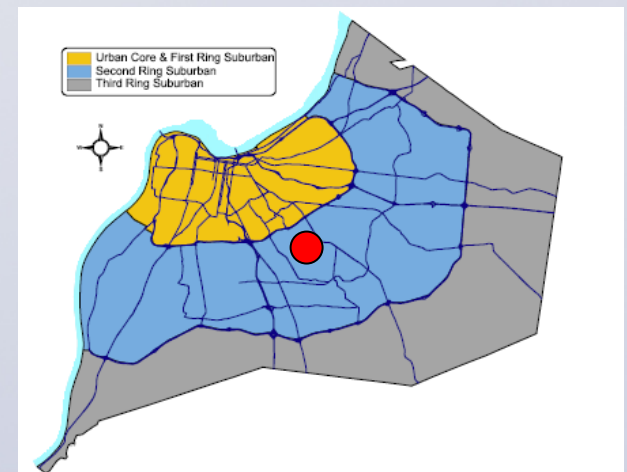


Smoketown/Shelby Park Neighborhoods



Newberg

Neighborhood Wide with Focused Efforts



Newberg

Infrastructure



Newberg

Community Center



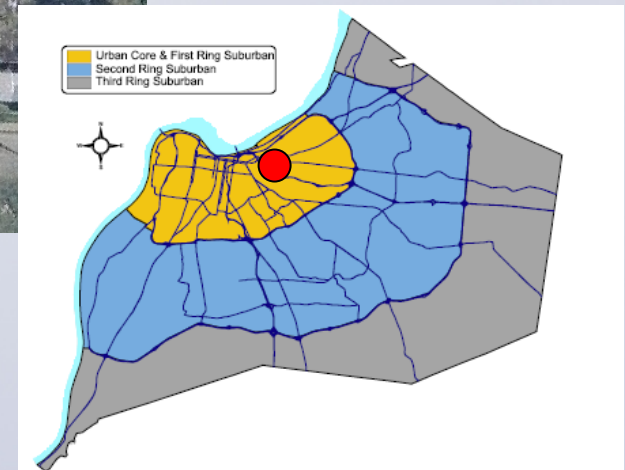
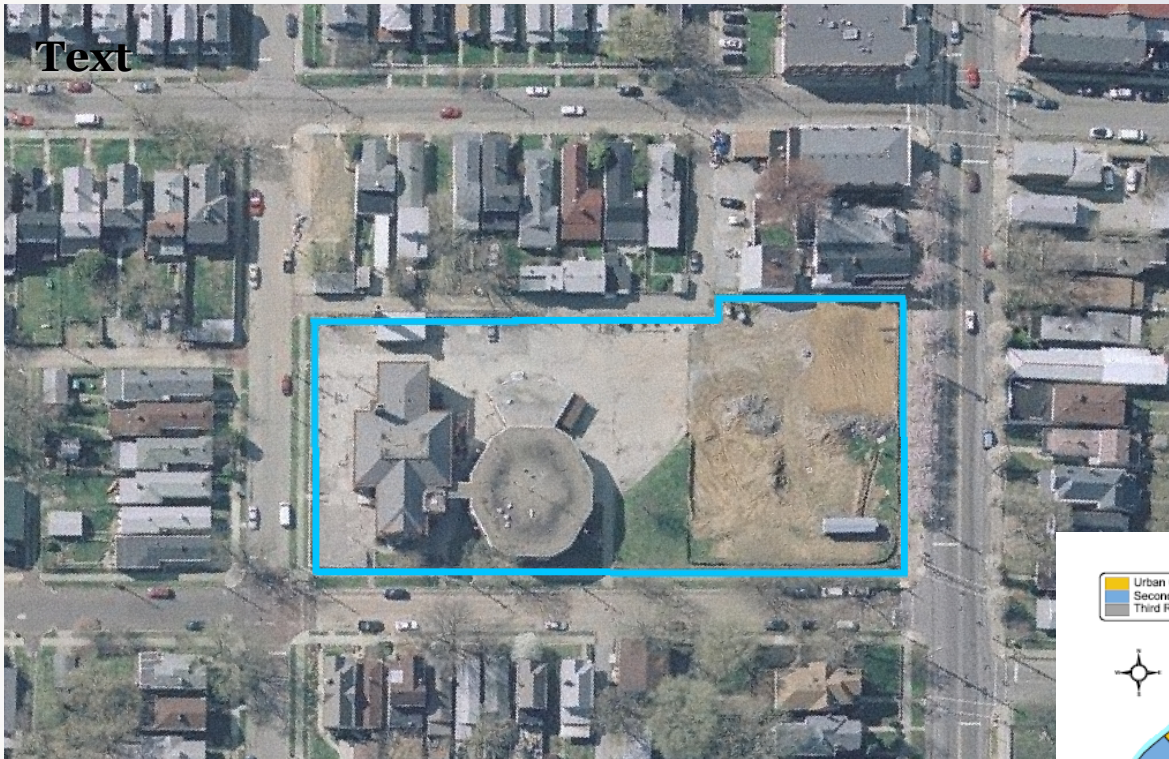
Newberg

Rehab

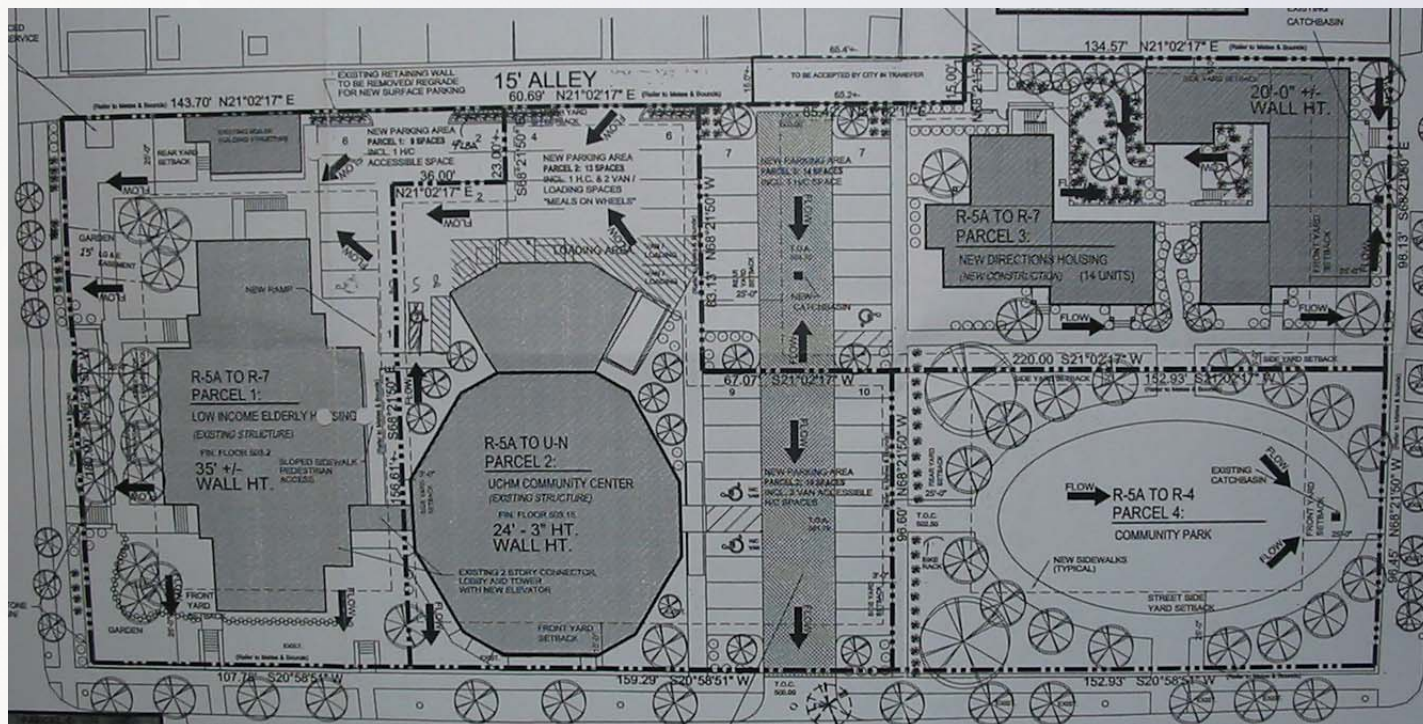


Franklin School - Clifton Neighborhood

Text



Franklin School



Franklin School

Text

Franklin School

Text

Franklin School

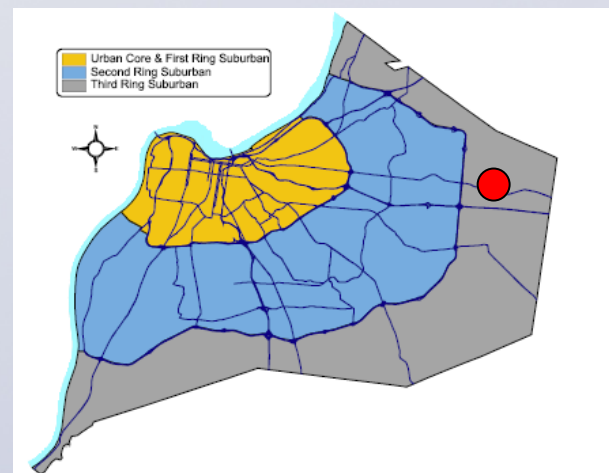
Text

Franklin School

Text

Midlands

Text



An aerial photograph of a city, likely St. Louis, showing a wide river (the Mississippi) with several bridges crossing it. The city is densely packed with buildings, streets, and green spaces. The text is overlaid on the image.

- **CONNECTING
NEIGHBORHOODS**

- **CREATING VALUE**

- **BUILDING PARTNERSHIPS**

Louisville Metro Comprehensive Housing Strategy

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Laurie Volk, Principle

Zimmerman/Volk Associates, Inc.

Email:

Download the Comprehensive Housing Strategy at:

www.louisvilleky.gov/housing/

Infill

Example Two

Infill

Example Two

